028.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,700 / 969,700
					USE VALUE:	969,700 / 969,700
					ASSESSED:	969,700 / 969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEORGAKOPOULOS GEORGE-ETAL	
Owner 2:	M/T KARADIS PETER	
Owner 3:		
Street 1:	48 BOYD STREET	
Street 2:		
Twn/City:	NEWTON	
St/Prov:	MA	Cntry:
Postal:	02458	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2549 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	510,000	4,900	454,800	969,700
Total Card	0.114	510,000	4,900	454,800	969,700
Total Parcel	0.114	510,000	4,900	454,800	969,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.42 | /Parcel: 380.42

Legal Description

User Acct 19303

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0002-0006.0

!2338!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	510,000	4900	4,950.	454,800	969,700		Year end	12/23/2021
2021	104	FV	486,400	4900	4,950.	454,800	946,100		Year End Roll	12/10/2020
2020	104	FV	486,500	4900	4,950.	454,800	946,200	946,200	Year End Roll	12/18/2019
2019	104	FV	375,600	4900	4,950.	483,200	863,700	863,700	Year End Roll	1/3/2019
2018	104	FV	375,600	4900	4,950.	352,500	733,000	733,000	Year End Roll	12/20/2017
2017	104	FV	351,800	4900	4,950.	307,000	663,700	663,700	Year End Roll	1/3/2017
2016	104	FV	351,800	4900	4,950.	261,500	618,200	618,200	Year End	1/4/2016
2015	104	FV	312,700	4900	4,950.	255,800	573,400	573,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:22:01

LAST REV

Date	Time
12/11/17	15:29:28
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12736-71		12/9/1974		52,000	No	No		N

USER DEFINED

Prior Id # 1:	19303
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/1998	676	Manual	3,700					REBUILD PORCHES
1/4/1993	3	Manual	950					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06192625
Const Adj.:	0.98980200
Adj $ / SQ:	189.197
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692885
Depreciation:	182922
Depreciated Total:	509963

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

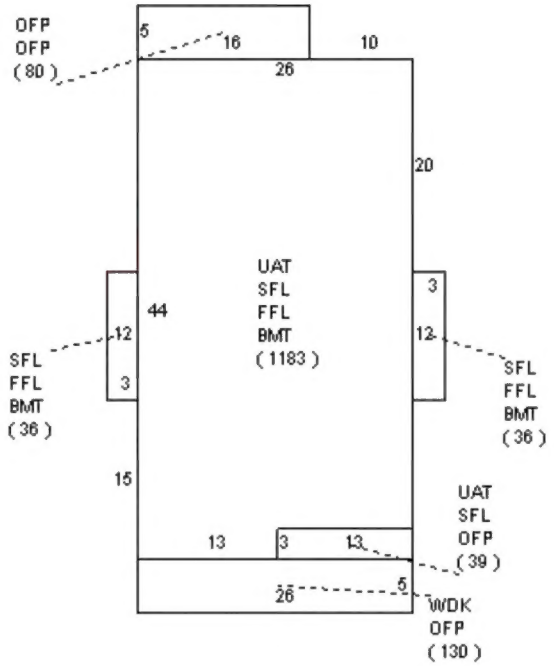
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.20
Special Features:	0	Val/Su Net:	111.62
Final Total:	510000	Val/Su SzAd	200.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,294	189.200	244,821
BMT	Basement	1,255	56.760	71,233
FFL	First Floor	1,255	189.200	237,443
OFP	Open Porch	329	21.300	7,006
UAT	Upper Attic	306	75.680	23,120
WDK	Deck	130	13.550	1,762

Net Sketched Area:	4,569			Total:	585,385
Size Ad	2549	Gross Area	5485	FinArea	2549

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1915	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900